



Melbourne Suburb Report

Your connection to property insights



JellisCraig

MELBOURNE SUBURB REPORT

Median unit price¹

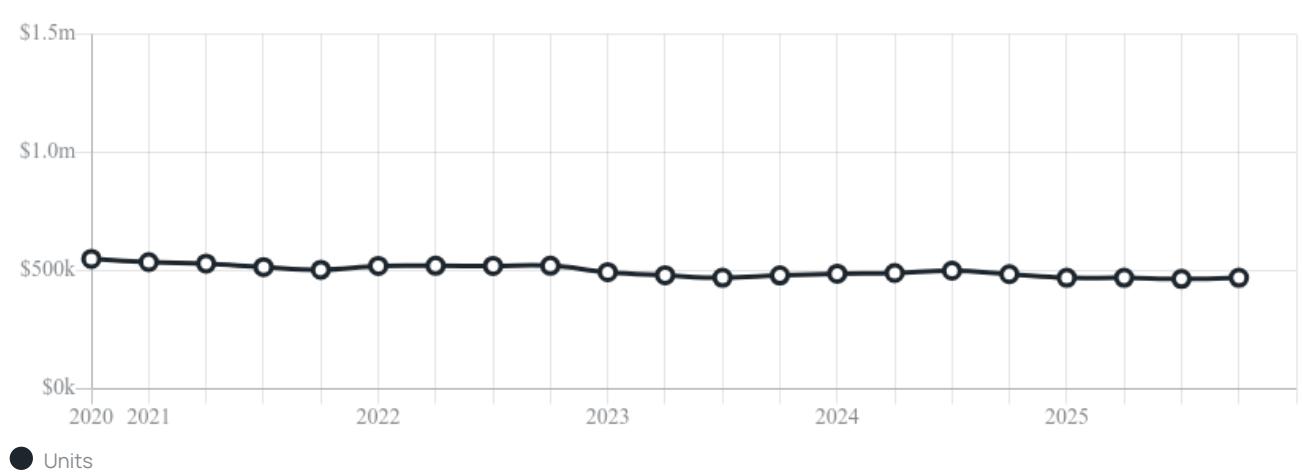
Median

\$470k

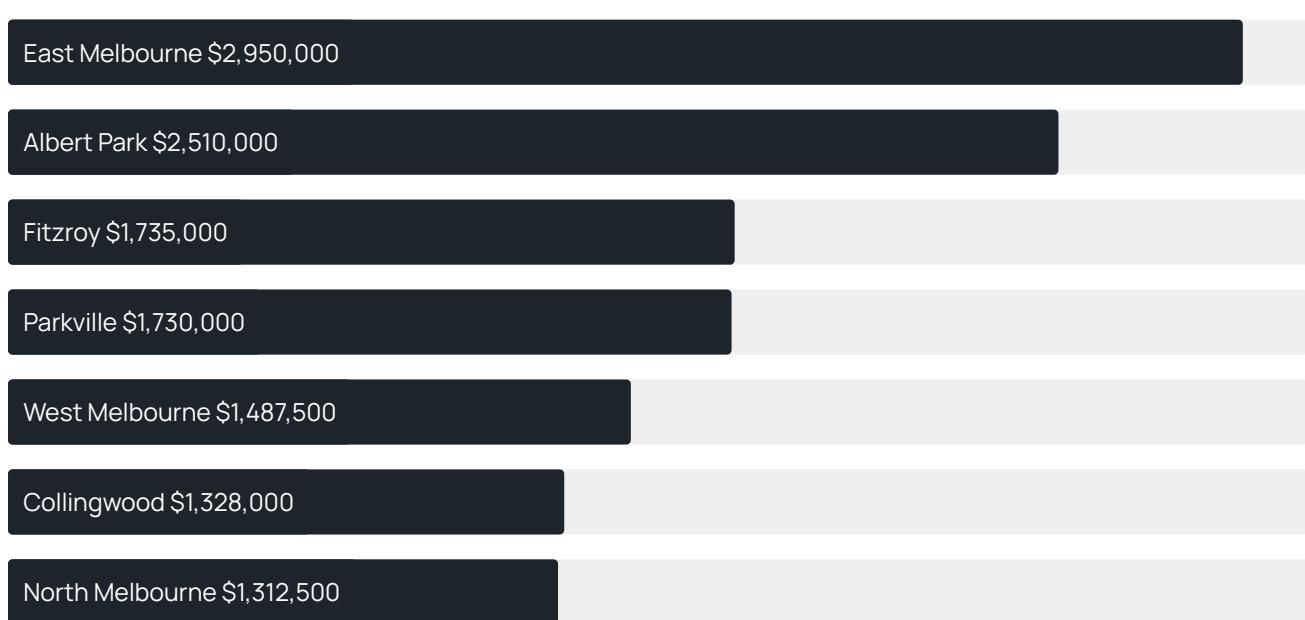
Quarterly price change

1.07% 

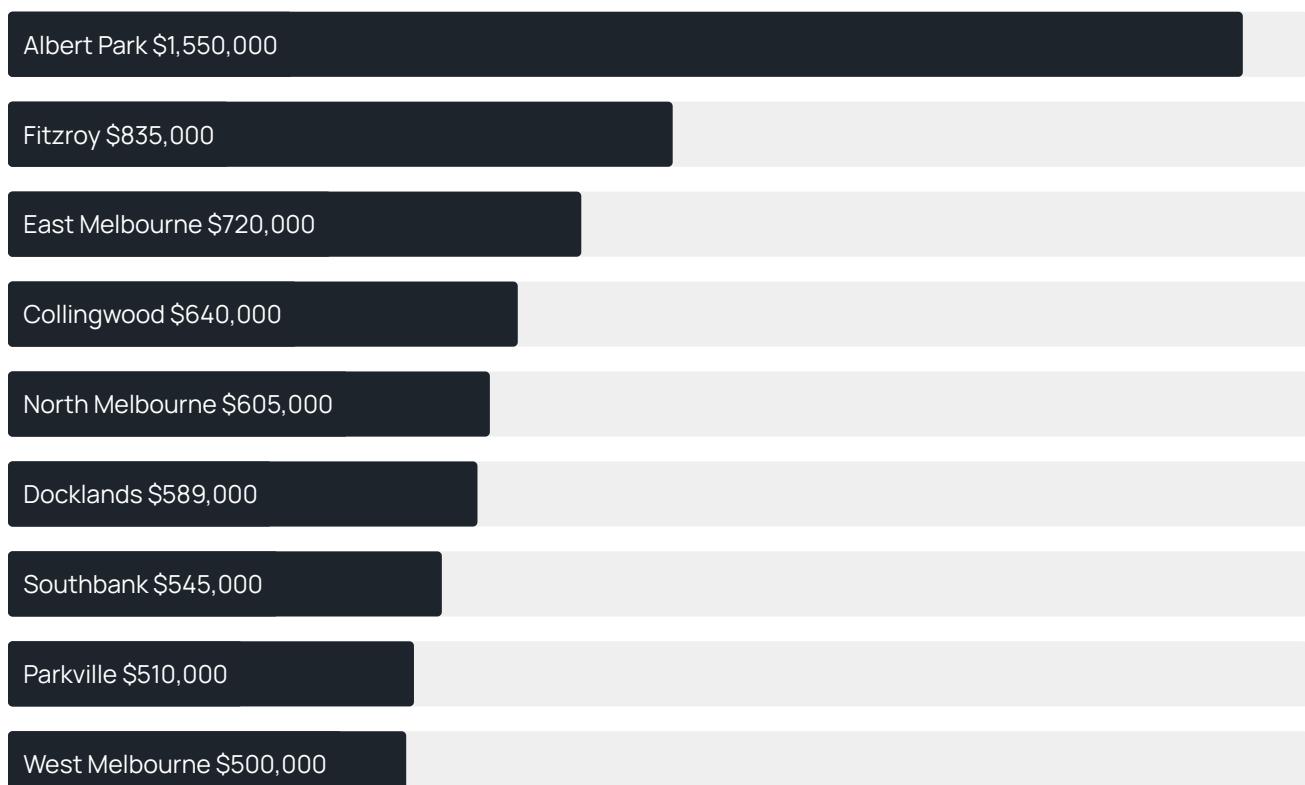
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

MELBOURNE SUBURB REPORT

Sale method²



● Auction 3%
● Private 97%

Auction clearance rate³

73.33%

Median days on market³

41 days

Jellis Craig average inspection attendance per listing⁴

41 groups

Average hold period¹

7.7 years

Insights

Dwelling type⁵



● Houses 0% ● Units 100%

Ownership⁵



● Owned outright 14% ● Mortgaged 15% ● Rented 71%

Population⁵

54,941

Population growth⁵

16.19%

Median age⁵

29 years

Median asking rent¹

\$650 per week

Rental yield¹

2.68%

Median household size⁵

1.7 people

Recent Melbourne sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1003/576-578 St Kilda Rd Melbourne	2	Apartment	\$1,051,000	29 Jan 2026
 108/11-17 Cohen Pl Melbourne	1	Apartment	\$290,000	28 Jan 2026
 613/60 Market St Melbourne	1	Apartment	\$188,000	28 Jan 2026
 4313/33 Rose La Melbourne	2	Apartment	\$390,000	28 Jan 2026
 156/283 Spring St Melbourne	2	Apartment	\$741,000	28 Jan 2026
 308/668 Bourke St Melbourne	1	Apartment	\$408,000	27 Jan 2026
 914/220 Spencer St Melbourne	1	Apartment	\$358,888	27 Jan 2026
 604/589 Elizabeth St Melbourne	1	Apartment	\$345,000	25 Jan 2026
 308/8 Bowen Cr Melbourne	2	Apartment	\$740,000	22 Jan 2026
 1701/220 Spencer St Melbourne	2	Apartment	\$490,000	21 Jan 2026

Sold Properties

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Address	Bedrooms	Type	Price	Sold
 8/59 Queens Rd Melbourne	2	Apartment	\$695,000	21 Jan 2026
 1406/80 Abeckett St Melbourne	2	Apartment	\$380,000	20 Jan 2026
 4808/80 Abeckett St Melbourne	2	Apartment	\$435,500	19 Jan 2026
 116/39 Lonsdale St Melbourne	2	Apartment	\$260,000	16 Jan 2026
 427/572 St Kilda Rd Melbourne	1	Apartment	\$160,000	16 Jan 2026
 5002/33 Rose La Melbourne	2	Apartment	\$545,000	16 Jan 2026
 2712/80 Abeckett St Melbourne	2	Apartment	\$412,000	15 Jan 2026
 220 Spencer St MELBOURNE	1	Apartment	\$350,000	14 Jan 2026
 1118/555 St Kilda Rd Melbourne	2	Apartment	\$690,000	14 Jan 2026
 1112/43 Therry St Melbourne	1	Apartment	\$180,000	14 Jan 2026

Sold Properties

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Address	Bedrooms	Type	Price	Sold
 4107/371 Little Lonsdale St Melbourne	2	Apartment	\$535,000	14 Jan 2026
 1709/639 Lonsdale St Melbourne	2	Apartment	\$415,000	14 Jan 2026
 312/238 Flinders St Melbourne	1	Apartment	\$195,000	14 Jan 2026
 301/68 La Trobe St Melbourne	2	Apartment	\$580,000	14 Jan 2026
 1116/555 St Kilda Rd Melbourne	2	Unit	\$600,000	14 Jan 2026
 2810/220 Spencer St Melbourne	2	Apartment	\$520,000	14 Jan 2026
 401/70 Queens Rd Melbourne	1	Apartment	\$403,000	13 Jan 2026
 152/350 St Kilda Rd Melbourne	2	Apartment	\$1,100,000	13 Jan 2026
 214/74 Queens Rd Melbourne	2	Apartment	\$508,000	12 Jan 2026
 202/360 St Kilda Rd Melbourne	2	Subdivided Flat - Single OYO Flat	\$735,000	12 Jan 2026



Jellis Craig Richmond
57-59 Bridge Road, Richmond
03 9428 3333

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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